

NOTICE TO THE PUBLIC

Good evening, my name is Gloria Sciara, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the July 10, 2002, meeting of the Historic Landmarks Commission.

- A. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call either (408) 277-4576 or (408) 998-5299 (TTY) at least two business days before the meeting.
- B. When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.
- C. The procedure for public hearings is as follows:
 - After the staff report, applicants may make a five-minute presentation.
 - Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
 - After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
 - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
 - The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.
- D. The procedure for referrals is as follows:
 - Anyone wishing to speak on a referral will be limited to one minute.
 - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
 - The Historic Landmarks Commission will comment on the referral item.
- E. If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the end of the table for your convenience.

AGENDA
ORDER OF BUSINESS

1. ROLL CALL

Paim and Legaspi absent. All other commissioners present.

2. CONSENT CALENDAR

Notice to Public: The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

a. Approval of the June 5, 2002 Synopsis

b. **HP02-006. HISTORIC PRESERVATION PERMIT** for a project located at the east side of Capitol Avenue approximately 500 feet south of Alum Rock Avenue for exterior changes to the Orange City Landmark (HL 92-59) on a 0.37-gross-acre site in the CP Commercial Pedestrian Zoning District. (Demos Pantelides and Nola M. Kendall, Owners; Demos Pantelides Developer) Council District 5. CEQA: Exempt.

c. **HP02-008. HISTORIC PRESERVATION PERMIT** for a project located at the south side of West Santa Clara Street approximately 180 feet westerly of South First Street, 34 West Santa Clara Street on a 0.12-gross-acre site in the CG Commercial General Zoning District for façade improvements to the James Clayton Building, HL88-45. (Ritchie Clayton, Owner; and, Developer) Council District 3. CEQA: Exempt.

The Commission unanimously voted to approve the Consent Calendar and adopt the June 5, 2002 Synopsis (4-0-2, Paim and Legaspi absent).

3. ORAL PETITIONS

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

The Commission requested that settlement fees for the unpermitted demolition of Fredkins Market and the Banquet Facility at Italian Gardens be agendized for the August 7, 2002 Historic Landmarks Commission meeting.

4. PUBLIC HEARINGS

- a. **HL02-146. San Jose Historic Landmark designation of 1818 The Alameda.** Owner: Mark Collins. CEQA: Exempt. Council District: 6.

No one spoke in favor of the designation.

No one spoke in opposition to the designation.

The Commission unanimously voted to recommend approval of the Historic Landmark designation to the City Council (4-0-2, Paim and Legaspi absent).

- b. **HL01-144. San Jose Historic Landmark designation of the single family house located at 89 Pierce Avenue.** Owner: Mr. and Mrs. William A. Arvayo. CEQA: Exempt. Council District: 3.

No one spoke in favor of the designation.

No one spoke in opposition to the designation.

The Commission unanimously voted to recommend approval of the Historic Landmark designation to the City Council (4-0-2, Paim and Legaspi absent).

- c. **HP02-007. HISTORIC PRESERVATION PERMIT** for a project located at the east side of Almaden Avenue approximately 120 feet northerly of Santa Clara Street, 20 North Almaden Avenue on a 0.84-gross-acre site in the CG Commercial General Zoning District for façade improvements to the Farmers Union Building, HL01-139. (Farmers Union Owner and Developer) Council District 3. CEQA: Exempt.

No one spoke in opposition or in favor of the project.

The Commission unanimously voted to recommend approval of the Historic Preservation Permit to the Director of Planning with the condition that color samples be included on the plan set (4-0-2, Paim and Legaspi absent).

- d. **HP02-009. HISTORIC PRESERVATION PERMIT** for a project located at the west side of South First street approximately 300 feet northerly of West San Carlos Street on a 0.59-gross-acre site in the CG Commercial General Zoning District for exterior changes to the Montgomery Hotel (HL00-120). (Montgomery Hotel Group LLC Owner and Developer) Council District 3. CEQA: Exempt.

No one spoke in opposition or in favor of the project.

The developer and the architect spoke in favor of the project.

The color has been refined as recommended by the Design Review Subcommittee. The original color of the building was gray green with a lighter trim. The proposed deep yellow colors

were taken from the original terrazzo floor. The existing windows on the south elevation were originally utilitarian sheet metal veneer over wood. The decision to replace with utilitarian high-quality aluminum windows was discussed with the State Historic Preservation Officer, and decided to be consistent with the original function of the windows and façade.

The Commission unanimously voted to recommend approval of the Historic Preservation Permit to the Director of Planning with the following conditions: 1) The Sign Adjustment Permit will be referred to the Commission when it is submitted 2) The historic colors will be submitted as documentation for the file 3) The approved plan set will reflect changes in color, column cladding and signage presented at the Historic Landmarks Commission Hearing (4-0-2, Paim and Legaspi absent).

- e. **HP01-06-010. HISTORIC PRESERVATION PERMIT** for a projected located at the northeast corner of N. Fourth and E. Julian Streets in the CO Commercial Office Zoning District on a 0.07 gross acres site to demolish an existing residential structure (contributing structure) and to construct a 2,320 square foot office in the Hensley Historic District. (Thang Vu, Owner and Developer). Council District 3. CEQA: Exempt

Planning staff gave an overview of the project. The applicant was not present.

Commissioner Polcyn moved that the application be continued to the September meeting and that the applicant return to the Design Review Committee at either its July or August meeting and furnish the following additional information:

- 1. Section of the building clarifying the number of floors**
- 2. Elevation including elevations and massing of adjacent buildings**
- 3. Samples of the proposed materials and colors**
- 4. Greater detail regarding the proposed embellishments, particularly the balustrade and porch**

The Commission unanimously voted to approve the motion (4-0-2 Paim and Legaspi absent).

5. REFERRALS TO THE COMMISSION

- a. **H01-06-049 SITE DEVELOPMENT PERMIT** for a projected located at the northeast corner of N. Fourth and E. Julian Streets in the CO Commercial Office Zoning District on a 0.07 gross acres site to allow demolition of an existing residential structure and construction of a 2,320 square foot office building (Thang Vu, Owner and Developer). Council District 3. CEQA: Exempt

Refer to Commission comments and motion for Item 4.e. above.

- b. **V02-013. DEVELOPMENT VARIANCE** for a projected located at the northeast corner of N. Fourth and E. Julian Streets in the CO Commercial Office Zoning District on a 0.07 gross acres site to reduce the required front, corner and interior side setbacks of 15, 12.5, and 5 feet respectively (Thang Vu, Owner and Developer). Council District 3. CEQA: Exempt

Refer to Commission comments and motion for Item 4.e. above.

6. GENERAL BUSINESS

- a. Presentation on the Strong Neighborhood Initiative program

Principal Planner Pat Colombe and Norberto Duenas with the Housing Department gave a brief overview of the program.

- b. Presentation of the East Gardner Specific Plan

Principal Planner Pat Colombe described the planning process and noted the number of historic buildings in the area. Colombe stated that a Specific Plan for the area is being developed and will be approved in the Fall with the General Plan process.

- c. Silicon Valley Rapid Transit Corridor and Downtown San Jose Subway

Mike Tesosa of the VTA presented the project. The Draft EIR is scheduled for circulation in the Fall-Winter of 2003. The VTA Board will certify the Final EIR in 2004.

The VTA is currently working on selecting portal sites. The historic consultant is working to identify potential the impacts to historic resources.

- d. Revisions to HLC committees

Commissioner Leong stated that she would review the HLC committees and discuss her participation in one with Courtney Damkroger.

- e. Removal of 29-31 Santa Clara from HRI (deferred to September 4, 2002 HLC)

7. GOOD AND WELFARE

a. Report from the Redevelopment Agency

- Downtown Streetscape Master Plan

Dolores Mellon reported that comments are due by August 15, 2002

- Hensley Historic District Rehab Program

The Redevelopment Agency and Historic Preservation Officer will meet with the consultant preparing the design guidelines and tour the district.

- Downtown Historic Commercial District Design Guidelines

No update.

- Diridon/Arena Strategic Development Plan

The Commission unanimously voted to appoint M. Youmans as a representative of the HLC at the Diridon/Arena Strategic Development Plan public meetings (4-0-2 Paim and Legaspi absent).

The next meeting is scheduled for August 29, 2002 at the Arena at 6:00 pm. Commission members voiced some concern that the current discussion regarding plans for the area may marginalize the Diridon Station.

- SoFA Strategic Development Plan

The Commission unanimously voted to appoint S. Polcyn as a representative of the HLC at the SoFA Strategic Development Plan public meetings (4-0-2 Paim and Legaspi absent).

The Plan, being developed by an active committee of the public and property owners, proposes additional height and density for the area.

b. Report from the Secretary

- Administrative Draft EIRs—none

Public Scope Meeting Notice for the San Jose Water Land Company Rezoning EIR was distributed for Tuesday, July 16, 2002 @ 6:30 PM at the Pensione Esperanza Meeting Room, 598 Columbia Ave.

- Planning Commission and neighborhood representative meeting notes from Conservation Area Study Sessions
Planning Commission notes were distributed to the Commissioners in the HLC packet and the neighborhood meeting notes will be distributed in August.
- Cinnabar Commons update
On July 10, 2002 the Planning Commission certified the EIR and recommended approval of the Planned Development Rezoning to the City Council, stating that re-use of historic buildings was adequately addressed in the EIR and that the applicant should pursue additional historical documentation and possible relocation of a façade to another location such as Kelley Park Historic enclave.

The certification of the EIR can be appealed within three days of the decision.

- August HLC Meeting and Study Session
Planning staff reminded the Commission of the Study Session with History San Jose on August 7th. The Commission will meet at the Fallon House Gift Shop and tour the site. A discussion regarding the proposed museum project will follow.

c. Report from the Subcommittees

- Historic Preservation Guidelines Process
- Standard permit language for Historical Archeology
- St. James Park
- Survey Committee
**It was stated that detailed surveys of Diridon Station and SofA are needed.
The next meeting will be July 11, 2002 @ 5 PM in Room 400 of City Hall Annex**

d. Written Petitions and Communications

8. ADJOURNMENT